

**Town of Three Lakes Plan Commission
Regular Meeting Minutes of Amended Agenda
July 22, 2010 – 5:30 pm
Town of Three Lakes Board Room
6965 W. School Street**

Present: Chairman Kwaterski, Ed Cottingham, Jim Kumbera, Don Sidlowski,
Rich Javenkoski arrived at 6:05 p.m.

Absent: Tera Fritz, Dr. William Martineau

Attendance: Lionel Kliss

Plan Commission Secretary Susan Harris was present to record the minutes

1. Call to Order

Meeting called to order at 5:31 p.m. by Chairman Kwaterski
The Pledge of Allegiance was recited by those in attendance.

2. Report on Agenda Posting

Plan Commission Secretary Harris reported on the agenda posting in accordance with Open Meeting Law.

3. Agenda Approval

Motion by Cottingham and seconded to approve the agenda. **Motion carried. 4:0**

4. Approve minutes of 06/24/10 regular meeting

Minutes were distributed in advance to the Commissioners and were approved without correction or amendment. **Motion carried. 4:0**

5. Reports:

a) Kitty Hawk Bike Trail

Chairman Kwaterski provided a brief summary of the walk/ride thru on Monday, June 28, 2010 for the proposed trail. Harbor Campground has decided to pull out at this time, leaving the proposed trail to go down Cessna/Connors Road to Hwy 32. Town Shop Foreman Tim Rutzen and Town Board Supervisor Starke will meet with Lionel Kliss in the near future to see layout. Town Board has reviewed the land use agreements now for 99 years and has made small amendments to the language. This is ready to go back to the board. Commissioner Sidlowski stated that an engineering study for Hwy 32, conducted by the WI DOT could be complete by mid September. Also, looking into legal options in regards to non-motorized vehicles crossing roads and highways.

b.) Energy Center of WI Webinar

Chairman Kwaterski and Commissioner Sidlowski both participated in this online presentation, which they found interesting and informative. Complete energy audits on all town owned properties, vehicles, lighting, and buildings to be considered in the future.

c.) Eco/Dev-Land Use Sub-Committee

Chairman Kwaterski gave a brief summary on graphic representation, ground work and signage entrances into community. Next meeting is scheduled for July 29th.

d.) Working Future Land Use Maps

Chairman Kwaterski provided an update on our previous request to have Oneida County Land Information quote to overlay the current Zoning maps with the Future Land Use Maps. This is more complicated than originally thought, due to software issues, etc. and is currently on hold.

Commissioner Cottingham/Kwaterski

a.) Verstegen/Verhagen Boat Landing Update

Commissioner Cottingham updated the commissioners on the amount of help the Town Clerk and ZAC has given to this matter. Mr. Verstegen and Mr. Verhagen may soon need to seek legal counsel to consider available options and to properly clear up all issues. To be listed as a future agenda item.

Commissioner Javenkoski arrives 6:05 pm.

6. Zoning Advisory Committee

a.) 2 Lot Subdivision of Adrian & Nila Sommers in part of G.L. 1 and part of the NE-SE in Section 15, T 38 N, R 11 E.

Commissioner Cottingham provided a brief summary on this subdivision. ZAC did approve this subdivision subject to a determination that out-lot 1 is a recorded easement for all lots to the east and there will be no landlocked property. Motion by Sidlowski and seconded to approve with same conditions set forth by ZAC.

Motion carried 5:0

b.) 2 Lot Subdivision of Tom & Valerie Maros in part of G.L. 1, Section 28, T 39 N, R 11 E.

Commissioner Cottingham gave a brief summary on this subdivision and his concerns with land terrain and requests to have Oneida County Planning and Zoning monitor this property once building permit is issued. ZAC approved this subdivision, subject to the following conditions:

- 1.) That there is a written, recordable driveway maintenance agreement at the time either lot is sold.
- 2.) That the County is made aware that the lots are not quite 100 feet wide when measured perpendicular to the side lot lines.

Motion by Sidlowski and seconded to approve with same conditions listed as #1 & 2 above as set forth by ZAC, with the additional proviso that the County will be asked to monitor a possible erosion issue when future building permit is issued and excavation begins.

Motion carried 5:0

c.) Request by Steve and Dale Schacht to expand their unit 7 buildable space in the Three Lakes Haven Condominium in Section 2, T 38 N, R 11 E.

Commissioner Cottingham presented a brief summary on this request and ZAC's approval subject to proper zoning permits from Oneida County and Condominium Association approval. Motion by Commissioner Kumbera and seconded to approve with same conditions set forth by ZAC.

Motion carried 5:0

7. Informational Technology Fair

Chairman Kwaterski and Commissioner Sidlowski briefed everyone as to the success of this fair, from the perspective of both the vendors and general public in attendance. Set goals of communicating all of the broadband options available to our citizens and continuing to build a partnership with broadband providers were achieved. The next step will be to determine how much of the township is served by broadband and the number of options in each area. This information will be disseminated through a press release and brochures.

8. Oneida County Comprehensive Plan Recommendation

Chairman Kwaterski and Commissioner Sidlowski discussed how Three Lakes Comprehensive Plan would be integrated into the County plan and having the County be consistent with the Three Lakes plan. Motion by Kumbera and seconded to approve the Oneida County Comprehensive Plan. Chairman Kwaterski will draft a letter to send to Oneida County Comprehensive Plan Oversight Committee Chair-Larry Greschner. **Motion carried 5:0**

9. Adjournment

Motion by Cottingham and seconded to adjourn at 7:08 p.m. **Motion carried 5:0**

Susan Harris
Plan Commission Secretary